



Wingate Close
Snodland ME6 5FZ
£300,000



COUNTRY HOMES

Snodland ME6 5FZ

Nestled in the serene setting of Wingate Close, Holbough Lakes, this contemporary property offers a delightful blend of modern living and picturesque views. Built in 2017, the home features two well-appointed bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for residents.

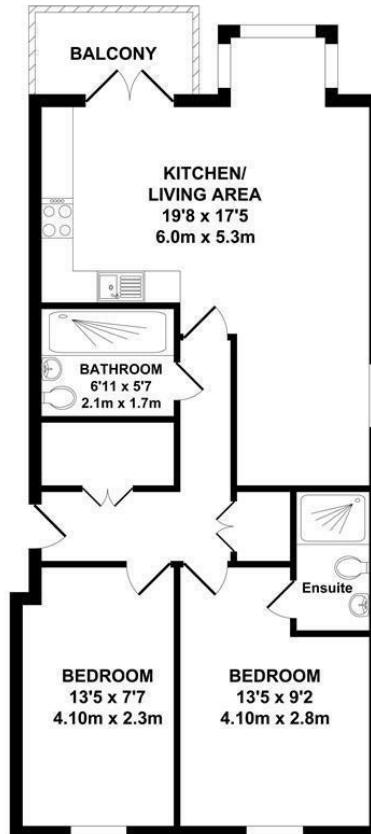
The spacious reception room provides an inviting space for relaxation and entertaining, while the additional bathroom caters to guests and family alike. One of the standout features of this property is its stunning lakeside location, which offers tranquil views and a peaceful atmosphere, perfect for unwinding after a long day, especially on the private balcony.

For those with vehicles, the property includes parking for two cars, adding to the convenience of this lovely home. The contemporary development is designed to meet the needs of modern living, making it an ideal choice for individuals or small families seeking a stylish and comfortable residence.

With its combination of contemporary design, practical amenities including residents gym, and a beautiful lakeside setting, this property at Wingate Close is a rare find that promises a delightful lifestyle. Don't miss the opportunity to make this charming home your own. Call now to view.

- 2 bedrooms
- Modern apartment
- Ground floor
- Lake view
- Balcony
- 2 allocated parking spaces
- Good condition
- Viewing encouraged





APPROX. FLOOR AREA
667 SQ. FT.
(61.96SQ. M)

TOTAL APPROX. FLOOR AREA 667 SQ.FT. (61.96 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-80)	C		
(89-48)	D		
(88-44)	E		
(21-38)	F		
(21-00)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Location Map

Tenure: Leasehold

Council tax band: C

Agent's note

Some of the images are library images of the property for illustrative purposes.

Charges

Service charge £850 -£950 every 6 months

Review period: tbc

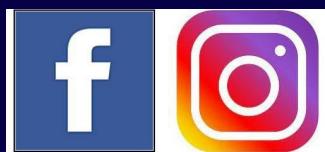
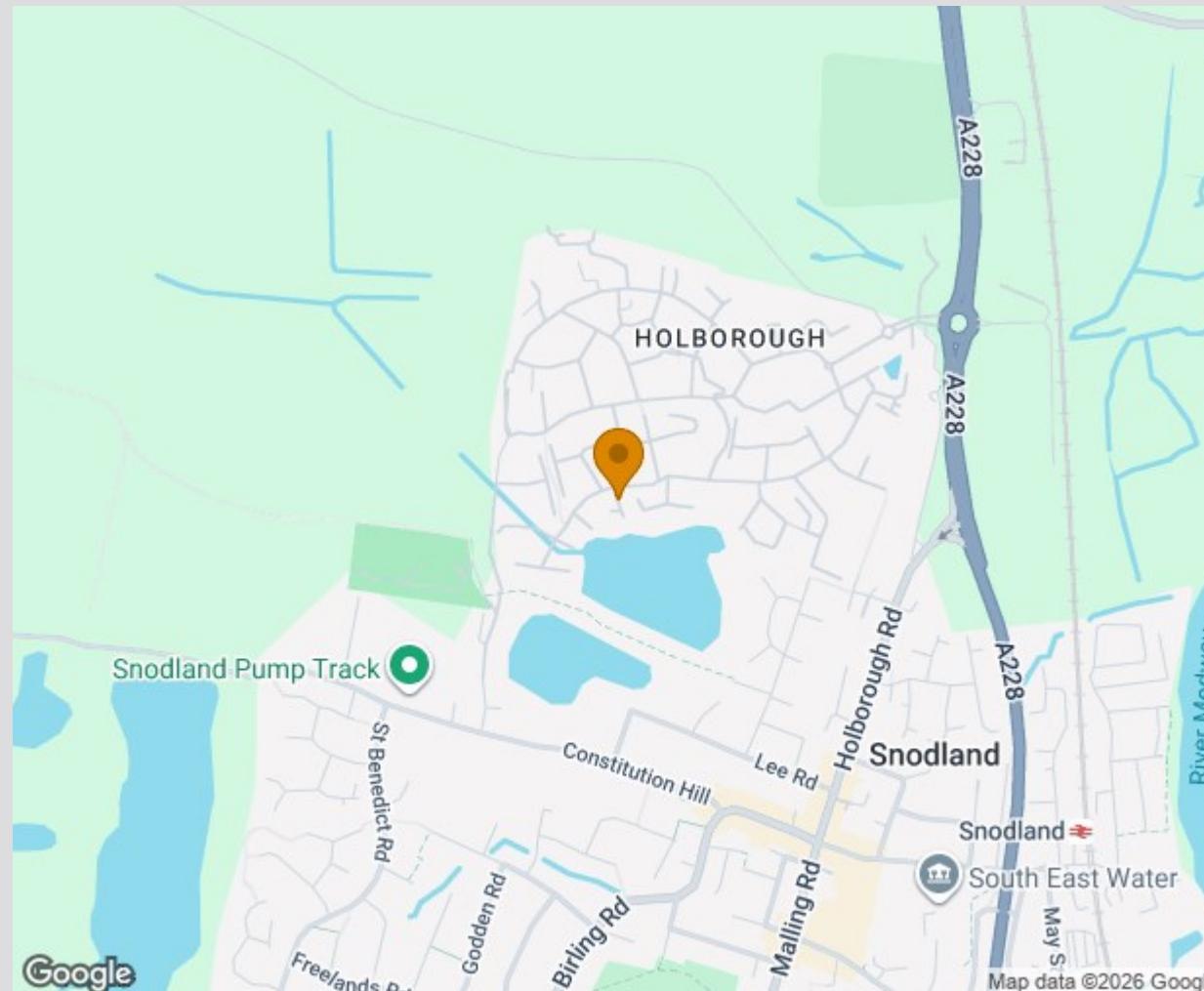
Ground rent: £300pa

Review period: Annually

Lease length: 115 Years remaining

AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me
www.khp.me

